WARRANTY DEED

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2010

Notary Public:

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Natasha Smith Berrier	Wells Fargo Home Mtg	Parcel ID:
5005 Stonemeade Dr.	P.O. Box	155150A09300
Nashville, TN 37221	11701 Newark, NJ	07101-4701

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mark Phillips and wife, Michelle A. Phillips

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Natasha Smith Berrier ,also known as Natasha S. Berrier
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 93, on the Plan of Stonemeade, Section I, of record in Book 6900, Pages 800 and 801, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mark A. Phillips and wife, Michelle A. Phillips by deed from Centex Real Estate Corporation, of record in Book 8644, Page 991, dated May 29, 1992, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7701, Page 290 and Book 8517, Page 992, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6900, Pages 800 and 801; and (3) Easement of record in Book 9740, Page 967, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5005 Stonemeade Dr., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of October, 2010.

Mark Phillips

Michelle A. Phillips

BILL GARRETT, Davidson County
Trans:T20100068312 DEEDWARR
Recvd: 10/28/10 10:33 2 pgs
Fees:13.00 Taxes:882.45

20101028-0086216

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Phillips and Michelle A. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2010.

My Commission Expires: 11/2/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.